



# City of Seattle Preliminary Assessment Report

November 21, 2008

This report represents a preliminary determination of project requirements from various city departments based on project characteristics that you identified on the Site Plan and the Preliminary Application Form. The city's goal is to provide you with as much information and assistance as possible prior to your permit application submittal. Complete and accurate application materials help to reduce the need for correction cycles that delay permit approval. This coordinated list of requirements and decisions has been created for you to use as a reference for creating a more complete submittal package. The information in this report can also be utilized if you need to develop a street improvement plan (SIP) for submittal to SDOT for screening and acceptance (SDOT CAM 2206 and 2209).

Note: The applicant assumes full responsibility for determining all permit requirements and infrastructure improvements per applicable sections of the Seattle Municipal Code and the City of Seattle's Right-of-Way Improvement manual.

- If a SIP is required, SDOT must accept your SIP before DPD construction intake (see CAM 2209).
- If street improvements are required, you must obtain all necessary permits from SDOT.
- Street use permits are required for all work in the right-of-way (see SDOT CAM 2100).

## Project Summary

|                               |                               |                            |   |
|-------------------------------|-------------------------------|----------------------------|---|
| <b>AP/Project No.</b>         | 6199796                       | <b>Ground Disturbance</b>  | Y   |
| <b>Application Template</b>   | BLDG                          | <b>Description of Work</b> | Demo misc existing structures, clear & grade work, remediate contaminated soils, construct underground parking & (4) stories of condos (70) west half site construct (16) townhomes - east half site. |
| <b>Application Type</b>       | CONSTRUCTION AND DEVELOPMENT  |                            |   |
| <b>Category</b>               | MULTIFAMILY                   |                            |   |
| <b>DPD Review Type</b>        | FULL                          |                            |   |
| <b>Address</b>                | 3616 34th Ave S               | <b>Permit Remarks</b>      |   |
| <b>Location</b>               |                               |                            |   |
| <b>Zoning</b>                 |                               |                            |   |
| <b>King County APN</b>        | <a href="#">9835200170</a>    | <b>Applicant</b>           | JOE GIAMPIETRO<br>15200 52ND AVE S, STE 200<br>SEATTLE WA 98188<br>(206) 766-8300   |
| <b>Permit Status</b>          | Initial Information Collected |                            |   |
| <b>Linked AP/Project Nos.</b> |                               |                            |   |
| <b>Date PASV Completed</b>    | 11/14/08                      | <b>Applicant Email</b>     | <a href="mailto:joeg@jbdg.com">joeg@jbdg.com</a>  |
| <b>SDOT Project No</b>        |                               |                            |   |

## Seattle City Light Requirements

**Contact:** Bob Hansen, [bob.hansen@seattle.gov](mailto:bob.hansen@seattle.gov)

### Street and Alley Requirements 34TH AVE S

10-foot horizontal clearance required between power lines and permanent structures. Review DPD CAM 122, Electric Utility Clearance Requirements, and SCL Construction Guideline D2-3, Clearances from Structures and Ground (<http://www.seattle.gov/Light/engstd/>). Changes to SCL's system to meet clearances are done at the project's expense. Overhead 26 KV primary high voltage in ROW parallel to west lot line.

State law requires construction workers, their tools, machinery, equipment, and materials to maintain a 10-foot clearance from power lines. Review WAC 296-24-960. Transmission lines require greater clearance. To work near power lines, notify SCL well in advance to de-energize and ground the lines, or relocate the lines

temporarily. This SCL work is done at the project's expense. Overhead 26 KV primary high voltage in ROW parallel to west lot line.

## Easements

SCL blanket power easement over the entire parent parcel is required. Property survey may be required at project's expense. Blanket easement needed for townhomes.

## Conservation

Built Smart Programs - SCL offers developers of 5+ unit multifamily buildings incentives for installation of energy efficiency measures. Build your building more efficiently with our help! Call (206) 684-3800 for more information.

## DPD Drainage Requirements

**Contact:** Kim Serwold, (206) 733-9340, [kim.serwold@seattle.gov](mailto:kim.serwold@seattle.gov)

### Existing Public Drainage Infrastructure

Sanitary sewer main location: 34th Ave. So.

Sanitary sewer main size: 8"

Storm drainage main location: So. Charlestown St.

Storm drainage main size: 24"

### Drainage

The drainage point of discharge (SMC 22.802.015.C.1) is located at: Public storm drain system.

An extension of the public storm drain is required (SMC 21.16.270 B). SPU: do you want this?????

### Sanitary Sewer

The wastewater point of discharge (SMC 21.16.070.B) is located at 34th Ave S..

All homeowners and building owners in King County's service area whose home or building was newly connected to the King County sewer system on or after Feb. 1, 1990 must pay a King County Capacity Charge. Further information is available online at <http://dnr.metrokc.gov/wtd/capchrg/>

### Permanent and Temporary Dewatering

The footing drain (if part of building plan) point of discharge (DPD DR 3-2006/SPU DR 02-06 VII.H) is located at the following: Public storm drain system.

## DPD Land Use Code Requirements

**Contact:** Samantha C Updegrave, (206) 684-3151, [samantha.updegrave@seattle.gov](mailto:samantha.updegrave@seattle.gov)

### Street Requirements

Based on the scope of the proposed project, the following street improvements are required per Chapter 23.53 of the Seattle Municipal Code. Please review Right-of-Way Improvements Manual for design criteria (<http://www.seattle.gov/transportation/rowmanual/manual/>). Show required street improvements on your "enhanced site plan" at DPD permit application intake. If an SDOT Street Improvement Plan (SIP) is required, please list SDOT project number and SDOT contact name on the enhanced site plan. Street Improvement Plans must be accepted by SDOT prior to DPD permit application intake.

#### 35TH AVE S

Pavement will be required to be installed or widened in the portion of right-of-way abutting this lot.

Curbs will be required to be installed in the portion of right-of-way abutting this lot.

A sidewalk will be required to be installed in the portion of right-of-way abutting this lot.

Drainage will be required to be installed in the portion of right-of-way abutting this lot.

Street trees shall be provided in the planting strip according to Seattle Department of Transportation Tree Planting Standards. Contact SDOT Urban Forestry (for residential projects: (206) 684-TREE; for all others: (206) 684-5693), to determine species of tree and standards of planting. Please add a note to the site plan showing size, location and species of tree to be planted.

<http://www.seattle.gov/transportation/treeplanting.htm>.

Landscaping is required to be installed in the planting strips in the right-of-way. Contact SDOT Urban Forestry to determine species of landscaping and standards of planting. For residential projects, call (206) 684-TREE; for all others, call (206) 684-5693. Please add a note to the site plan showing size, location and species of shrubs and groundcover to be planted.

Existing curbcuts that will no longer be used are required to be removed, and the curbline reinstalled, per SDOT standards.

Any planting proposed within the ROW must be reviewed and approved by DPD and SDOT. See SDOT Street Use for early design guidance.

A 1' (see note under other requirements) foot dedication is required. Refer to CAM 2203 and see SDOT Street Use for early design guidance.

Other requirements: Width of existing ROW is unclear. By scale, DPD GIS shows approx 38'. Required ROW width is 40' per SMC 23.53.015A2 Chart A. Survey needs to dimension ROW width, based dedication on actual existing width (1/2 the deficit).

## **S SPOKANE ST**

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## **Alley Requirements**

### **ALLEY EAST OF SITE**

Design structure to accommodate grade of future alley improvements. See

<http://www.seattle.gov/transportation/gradesheetintro.htm>. See SDOT Street Use for early design guidance.

A no-protest agreement is required. This form can be found at

[http://www.seattle.gov/dpd/Publications/Forms/Building\\_Permit/](http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/)

A 2' each side (total of 4') foot setback is required. See SDOT Street Use for early design guidance.

## **Notes to Applicant**

Alley access may be required per SMC 23.45.018B1. This should be coordinated with the Zoning reviewer assigned to the Master Use Permit once submitted and under review. If alley access is required, additional alley improvements may apply, including dedication (2' each side) & paving per SMC 23.53.030E.

## SDOT Requirements

**Contact:** Joel Prather, (206) 615-0772, [joel.prather@seattle.gov](mailto:joel.prather@seattle.gov)

The City of Seattle's Right-of-Way Improvements Manual (ROWIM) and SDOT's Street & Sidewalk Pavement Opening and Restoration (PORR) Director's Rule 2004-02 may be accessed from SDOT's Street Use website at: [http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm). Whenever possible, specific reference notation for these two design documents is noted next to the design characteristics below. Be advised that these specific section and chapter references are provided as preliminary guidance only and are not comprehensive in scope.

### Permit Requirements

Initial Review Deposit: \$2,500

SDOT Plan Requirements: Engineered plan

SDOT Permit Requirements: Group 3: Street Use Major (Type 45). Street Improvement Plan (SIP) must be accepted by SDOT prior to DPD intake. Please visit SDOT's Street Use website at:

[http://www.seattle.gov/transportation/stuse\\_docs.htm](http://www.seattle.gov/transportation/stuse_docs.htm) to obtain SDOT Client Assistance Memos (CAMs), applications, templates, packets and checklists to assist in obtaining your street improvement permit (SIP).

### Design Requirements

#### 35TH AVE S

New/replacement sidewalk: See PORR chapter 8.

New/Replacement Curb: See ROWIM sections 4.8.2 and 4.8.3 as well as the City of Seattle Standard Plan 422A. See ROWIM section 1.4 for a link to the City's Standard Plans and Specifications.

New/replacement driveway

New/replacement curb ramps: See ROWIM sections 4.8.2 and 4.8.3 as well as the City of Seattle Standard Plan 422A. See ROWIM section 1.4 for a link to the City's Standard Plans and Specifications.

New/replacement planting strip: See PORR chapter 11 and ROWIM section 4.14.

Street drainage collection: A drainage review is required for any project which involves more than 750 sq ft of land disturbing activity in the public right-of-way. See ROWIM section 4.17.

New/replacement street lighting: See ROWIM section 4.16.

#### S SPOKANE ST

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New/Replacement Curb: See ROWIM sections 4.8.2 and 4.8.3 as well as the City of Seattle Standard Plan 422A. See ROWIM section 1.4 for a link to the City's Standard Plans and Specifications.

New/replacement driveway

New/replacement curb ramps: See ROWIM sections 4.8.2 and 4.8.3 as well as the City of Seattle Standard Plan 422A. See ROWIM section 1.4 for a link to the City's Standard Plans and Specifications.

New/replacement corner curb radius: See ROWIM sections 4.8.2 and 4.8.3.

New/replacement planting strip: See PORR chapter 11 and ROWIM section 4.14.

Street drainage collection: A drainage review is required for any project which involves more than 750 sq ft of land disturbing activity in the public right-of-way. See ROWIM section 4.17.

New/replacement street lighting: See ROWIM section 4.16.

#### 34TH AVE S

New/replacement sidewalk: See PORR chapter 8.

New/Replacement Curb: See ROWIM sections 4.8.2 and 4.8.3 as well as the City of Seattle Standard Plan 422A. See ROWIM section 1.4 for a link to the City's Standard Plans and Specifications.

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New/replacement planting strip: See PORR chapter 11 and ROWIM section 4.14.

Street drainage collection: A drainage review is required for any project which involves more than 750 sq ft of land disturbing activity in the public right-of-way. See ROWIM section 4.17.

New/replacement street lighting: See ROWIM section 4.16.

## **Alley Requirements**

### **ALLEY EAST OF SITE**

New/replacement turnaround/cul-de-sac. See PORR chapter 3 and section 4.22.

Alley drainage: A drainage review is required for any project which involves more than 750 sq ft of land disturbing activity in the public right-of-way. See ROWIM section 4.17.

Other requirements: dedications & civil SIPs for grading/surfacing of alley improvements with proposed access.

## **SPU Requirements**

**Contact:** Joe Phan, (206) 684-5976, [PhanJ@seattle.gov](mailto:PhanJ@seattle.gov)

### **Existing Public Infrastructure - Water**

Water main location: 8"

Water main size: 8"

Water main pipe material: CI

Closest fire hydrant location: 34th Ave S/S Spokane St

Closest fire hydrant distance from property line: 300 ft.

### **Water Availability**

The water infrastructure information shown is preliminary. Apply for a water availability review. Additional information and a review application can be found on our web site: <http://www.seattle.gov/util>

Other requirements: Developer sign contract extending 650 linear feet of 8" WM in 34th/35th Ave S between S SPokane St & S Charlestown St.

## **Other Requirements**

Owners of residential property occupied by a tenant who will be displaced by housing demolition, substantial rehabilitation, change of use, or removal of use restrictions may need to obtain a Tenant Relocation License. Refer to DPD CAM 123, Seattle's Tenant Relocation Assistance Ordinance, for further information and instructions or call (206) 684-7889.

If your project involves additions or modification to or demolition of an existing building that contains four or more dwelling units or 4,000 square feet or more of non-residential area, and the building is a designated historic landmark or is 50 years old and meets the criteria set forth in SMC 25.12 for landmark designation, SEPA is required. Please contact the Department of Neighborhoods at (206) 684-0228 or [www.seattle.gov/neighborhoods/preservation](http://www.seattle.gov/neighborhoods/preservation) to determine if your building is a designated landmark or if a referral is necessary to determine if the building meets the criteria in SMC 25.12. Refer to CAM 208 for information regarding the application requirements for a SEPA review and CAM 3000 for information regarding landmarks and historic preservation.

**Please Note:** SDOT policy prohibits the removal of trees in the public right-of-way. You are required to design your project to meet SDOT's policy. Exceptions to this policy require review and approval by SDOT Urban Forestry. For residential projects, call (206) 684-TREE; for all others, call (206) 684-5693. Please contact SDOT Urban Forestry immediately if you are proposing to remove street trees. If an exception from street tree removal is not granted, the project will need to be redesigned to preserve street trees.

## **Applicant Next Steps**

1. Please review the requirements set forth in this report.
2. Use Client Assistance Memos (CAMs), checklists and standards, and 5 Steps for a Successful DPD Application Submittal available on the DPD website for additional information.
3. Call or e-mail the appropriate contact if you have any outstanding questions.
4. If a SIP is required, you must submit it to SDOT to screen for acceptance a minimum of five days prior to DPD construction intake. DPD will not accept your application until this has been done.
5. Use the Seattle City Light website to obtain a range of information and services including the Requirements for Electric Service Connection (RESC), electric service applications and guidelines (<http://www.seattle.gov/light/newconstruction/>).

6. Contact an Electric Service Representative for your electrical service design and connection questions:  
North of Denny Way (206) 615-0600  
South of Denny Way (206) 386-4200  
Large Commercial & Industrial (206) 233-7177  
Service Applications (206) 233-APPS (2777)
7. If you have additional questions or need additional help, you may request a pre-submittal conference. For more information, call (206) 684-8850 or go to DPD's website for a copy of the pre-submittal conference application and instructions ([http://www.seattle.gov/dpd/Publications/Forms/Building\\_Permit/default.asp](http://www.seattle.gov/dpd/Publications/Forms/Building_Permit/default.asp)).
8. When all issues have been addressed, you may schedule an intake appointment with DPD.

The requirements and determinations set forth in this document are based on the following:

Details provided by the applicant on the preliminary application form and site plan submitted to DPD. If project criteria are changed before your SDOT SIP is designed and/or before your DPD intake, the requirements in this report are subject to change.

Current municipal codes and ordinances, which may be subject to change. If there are code changes prior to your DPD intake, the project must meet the new code requirements unless it is vested through a published master use permit (MUP) decision.

The scope of your proposed project as described in the preliminary application form. Additional street improvement requirements may be triggered if a permit application for a development project on adjacent property is also undergoing review.